



**BOARD MEMBERS**

Marvin Beatty  
Chairperson

Diane Winn  
Vice-Chairperson

David Esparza  
Benjamin Hogue  
Jonathan C. Kinloch  
Akua Budu-Watkins  
Nathan K. Ford

**CITY OF DETROIT**  
**BOARD OF ZONING APPEALS**  
**Coleman A. Young Municipal Building**  
**2 Woodward Avenue**  
**Suite 212**  
**Detroit, Michigan 48226**  
**(313) 224-3595**

**TYRONE U. MILLER**  
**DIRECTOR**

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Tuesday **AUGUST 7, 2001** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board, Marvin Beatty called the meeting to order and Director Tyrone Miller called the roll at 9:18 a.m.

**BOARD MEMBERS PRESENT:**

- (1) Marvin Beatty Chairman
- (2) Johnathan C. Kinloch, Board Member
- (3) Diane Winn, Vice-Chairperson
- (4) David Esparza, Board Member
- (5) Akua Budu-Watkins, Board Member
- (6) Benjamin Hogue, Board Member

**BOARD MEMBERS ABSENT:**

- (1) Nathan Ford, Board Member (unexcused)

**MINUTES:**

Minutes approved for July 24, 2001.

**PROCEDURAL MATTERS:**

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made apart of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the transcript of the proceedings of the various hearings, furnished by **AIMCO COURT REPORTING**, be made part of the **MINUTES**.

**9:00**      **CASE NO.:**      **117-01**

**APPLICANT:**      **JARI & CHAS/HARTFORD HEAD START AGENCY**

**LOCATION:**      **16141 W. EIGHT MILE RD,** between Mansfield and St. Marys in a B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1 10.40' 21; 22-26 in the Alper-Green Subdivision.

**PROPOSAL:**      **HARTFORD                  HEAD                  START**  
**AGENCY/JARI      &      CHAS** requests permission to establish a child care and head start program in an existing commercial building. This case is appealed because of deficient front side and rear yards; also deficient outdoor play area. **(Sections 62.0402 (G) Dimensional Variance). T.M.**

**ACTION OF THE BOARD:** Mr. Hogue made a motion to **GRANT**, pending proof of interest.

Affirmative:      Mr. Hogue, Kinloch, Beatty, Esparza  
                                 Ms. Winn, Budu-Watkins

Negative:      none

**GRANTED**

**LEGAL DESCRIPTION OF PROPERTY:** See complete legal in the Leggett's Subdivision & Lothrop's and Duffields Subdivision.

**PROPOSAL:** **CASE 202-00 CROSSWINDS QUALITY HOMES, INC.** requests permission to construct seven (7) townhouses with 34 dwelling units in a B2 and B4 units. (Case 152-01) **CROSSWINDS QUALITY HOMES, INC.** request permission to construct two (2) townhouses with 19 dwellings units in a B2 zone. These cases are appealed because deficient front, side and rear yards, more than one detached residential structure on legal description and townhouses are not a matter of right use in a B2 & B4 zone and must be approved by a city agency. **(Sections 62.0403 Use Variance, 62.0402 (G) Dimensional Variance and 65.0400 Standards. S.M.**

**ACTION OF THE BOARD:** Mr. Kinloch made a motion to **GRANT..**

Affirmative: Mr. Hogue, Kinloch, Beatty, Esparza  
Ms. Winn, Budu-Watkins

Negative: none

**GRANTED**

**9:15            CASE NO.:            138-01**

**APPLICANT:            IOAN MISCA**

**LOCATION:            22449 ARGUS,** between Redford and Bramell, in a R1 zone (Single Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 20 in the Warwick (Plats).

**PROPOSAL:            IOAN MISCA** requests permission to construct a 15' by 30' foot irregular shaped frame one story addition to a single family dwelling. This case is appealed because of excessive lot coverage.            **(Sections 62.0402 (G) Dimensional Variance. S.M.**

**ACTION OF THE BOARD:** Mr. Kinloch made a motion to **GRANT, pending proof of interest.**

Affirmative: Mr. Hogue, Kinloch, Beatty,  
Esparza,  
Ms. Winn, Budu-Watkins

Negative:            none

**GRANTED**

**9:30**            **CASE NO.:**            **114-01**

**APPLICANT:**        **KNIGHT ENTERPRISES**

**LOCATION:**            **6134 VAN DYKE**, between Van Dyke and Lambert.

**LEGAL DESCRIPTION OF PROPERTY:** Lots 6-10 in the Jessop & Tyler Subdivision.

**PROPOSAL:**            **KNIGHT ENTERPRISES/ CARROLL KNIGHT** requests permission to add a carry-out restaurant to an approved 70 by 50 foot one-story (3,500 square foot) convenience store and gas station with four (4) pump islands (Sunoco) in a B4 and B2 zone. (Rehearing of 25-01). This case is appealed because of deficient off-street parking, also the Board's permission is required to expand a previous Board grant (25-01) and carry-out restaurants are not permitted in a B4 and R2 zone. **(Sections 62.0402 (B) Parking Variance, 62.0403 Use Variance and 62.0300 Appeals to the Board).**

**ACTION OF THE BOARD:** Mr. Kinloch made a motion to **DENY**, pending proof of interest.

Affirmative: Mr. Kinloch, Esparza  
                  Ms. Winn

Negative: Mr. Hogue, Beatty  
                  Ms. Budu-Watkins

**DENIED**

**10:00      CASE NO.:      105-01**

**APPLICANT:      HAIDAR AOUN**

**LOCATION:      6224-26 LONYO,** between Dayton in a R2 zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1276-1278 in the Smart Farm (Plats) Subdivision.

**PROPOSAL:      HAIDAR AOUN** requests permission to legalize a retail store in a non-conforming structure. This case is appealed because the Board's permission is required to change a use a non-conforming structure and deficient off-street parking. **(Sections 62.0402 (B) Parking Variance and 53.0000 Change of Use. T.M.**

**ACTION OF THE BOARD:** Mr. Esparza made a motion to **GRANT,** pending proof of interest.

Affirmative:    Mr. Hogue, Kinloch, Beatty, Esparza  
                         Ms. Winn, Budu-Watkins

Negative:      none

**GRANTED**

**10:30      CASE NO.:      133-01**

**APPLICANT:      TRUE GOSPEL TABERNACLE CHURCH**

**LOCATION:      20170 RYAN,** between Cordova and Amrad in a R1 zone. (Single Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 51-52 in the Droste Waldman Subdivision.

**PROPOSAL:      TRUE GOSPEL TABERNACLE CHURCH** requests permission to construct a 30 by 40 foot one story rear addition onto existing church building. This case is appealed because the Board's permission is required to expand, enlarge, alter or modify a previous Board grant. **(Sections 62.0300 Appeals to the Board). TM**

**ACTION OF THE BOARD:** Mr. Hogue motion to **GRANT**.

Affirmative:    Mr. Hogue, Beatty, Esparza  
                         Ms. Winn, Budu-Watkins

Negative:        none

**GRANTED**

**Mr. Kinloch was not present to vote**

**11:00      CASE NO.:      126-01**

**APPLICANT:      DEWEY SANTORO**

**LOCATION:      15220 HARPER,** between Berham and Lakepointe in a B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 96 thru 90, E 1.13'-89 in the Harper Outer Drive Subdivision.

**PROPOSAL:      DEWEY J SANTORO/SANTORO INC.** requests permission to expand an existing motor vehicle repair garage at 15232 Harper into the adjacent building at 15220 Harper. This case is appealed because the Board's permission is required to expand, enlarge, alter or modify a previous Board grant and minor motor vehicles services are not permitted as a matter of right in a B4 zone and must be reviewed and approved by a city agency. **(Sections 62.0300 Appeals to the Board and 65.0400 Standards for Permitted with Approval Uses).**

**ACTION OF THE BOARD:** Mr. Hogue made a motion to **GRANT.**

Affirmative:    Mr. Hogue, Beatty, Esparza  
                         Ms. Winn, Budu-Watkins

Negative:      none

**GRANTED**

**Mr. Kinloch was not present for the vote**



**11:30**      **CASE NO.:**      **119-01**

**APPLICANT:**      **HENRY VELLEMAN/EAST GRAND BLVD ASSOCIATES LLC**

**LOCATION:**      **50 WEBB**, between Second in a R1 zone (Single Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 28 in the Wilkins and Willettes Subdivision.

**PROPOSAL:**      **HENRY VELLERMAN/EAST GRAND BLVD ASSOCIATES** requests permission to use vacant residential property for a off-street parking lot for 11745 Woodward. This case is appealed because parking lots for residential use are permitted with approval and deficient front and side yards.      **(Sections 62.0402 (G) Dimensional Variance and 65.0400 Standards for Permitted with Approval Uses).**

**ACTION OF THE BOARD:** Ms Winn made a motion to **GRANT**.

Affirmative:    Mr. Hogue, Esparza, Beatty,  
                         Ms. Winn, Watkins

Negative:        none

**GRANTED**

Mr. Kinloch was not present to vote

**11:30**

**CASE NO.: 131-01**

**APPLICANT: PENTECOSTAL CHURCH OF GOD**

**LOCATION: 9244 DELMAR,** between Owen and Westminster in a R2 zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 117; S 15' 116 in the Ranney & Butterfield Sub of Lots 17 & 24 (Plats)

**PROPOSAL: PENTECOSTAL CHURCH OF GOD** requests permission to construct a 36' by 37 foot one story classroom addition to existing church. This case is appealed because the Board's permission is required to expand, enlarge, alter or modify a previous Board grant and deficient front yard setback. **(Sections t2.0300 Appeals to the Board and 62.04032 (G) Dimensional Variance)> TM**

**ACTION OF THE BOARD:** Mr. Esparza made a motion to **GRANT**.

Affirmative: Mr. Hogue, Kinloch, Beatty, Ford, Ms. Winn

Negative: none

**GRANTED**

Mr. Kinloch was not present to vote

**12:00**

**CASE NO.: 112-01**

**APPLICANT: A-1 COLLISION**

**LOCATION: 16128 STOEPEL,** between Puritan and Florence in a R2 zone (Two-Family Residential District),

**LEGAL DESCRIPTION OF PROPERTY:** Lot 67 & 68 in the Addition Heights Subdivision.

**PROPOSAL: A-1 COLLISION** requests permission to construct a 48 by 100 foot motor vehicle bump and paint shop in a R2 shop. This case is appealed because this use is not permitted in a r2 zone. (Two-Family Residential District) **(Sections 62.0403 Use Variance).**

**ACTION OF THE BOARD:** Mr. Hogue motion to **GRANT.**

Affirmative: Mr. Hogue, Beatty, Esparza  
Ms. Budu-Watkins

Negative: Ms. Winn

**DENIED**

Mr. Kinloch was not present to vote

**12:30**

**CASE NO.: 102-01**

**APPLICANT: ROBERT & NANCY QUICK**

**LOCATION: 20418 JOY RD.,** between Stout and Fielding in a B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1027-1032 in the Warrendale Warsaw Subdivision.

**PROPOSAL: ROBERT & NANCY QUICK** requests permission to construct a 60 by 809 foot, 25 feet in height metal storage building for rental equipment and outdoor storage area in a B4 zone. This case is appealed because this use is not permitted in a B4 zone and deficient off-street parking **(Sections 62.0403 Use Variance and 62.0402 (B) Parking Variance).**

**ACTION OF THE BOARD:** Mr. Esparza made a motion to **DENY.**

Affirmative: Mr. Hogue, Beatty, Esparza,  
Ms. Winn, Budu-Watkins

Negative: none

**GRANTED**

Mr. Kinloch was not present to vote

**CASE NO.:** 50-01

**APPLICANT:** SHARON MOORE

**LOCATION:** 10312-20 W. MCNICHOLS, between Birwood and Griggs in a B2 zone (Local Business & Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot N 80' Lots 11 & 12 in the Palmer Homes Subdivision.

**PROPOSAL:** SHARON MOORE requests permission to re-establish a restaurant/Class "C" Bar License (Consumption of alcohol on the premises) in conjunction with a standard restaurant in a B2 zone. This case is appealed because Class "C" Liquor Licenses are not permitted in a B2 zone; also standard restaurants are not permitted with approval and deficient off-street parking, loading and unloading spaces. **(Sections 66.0000 Regulated uses, 65.0400 Standards, 62.0403 Use Variance and 62.0402 (B&D) Parking and Loading Variance).** T.M.

**ACTION OF THE BOARD:** Mr. Esparza motion to **GRANT RE-HEARING.**

Affirmative: Mr. Hogue, Esparza, Beatty,  
Ms. Winn, Budu-Watkins

Negative: none

**RE-HEARING**

**CASE NO.:**        **B&SE 103-00**

**APPLICANT:**     **ISAM KASHAT**

**LOCATION:**        **4140 W. SEVEN MILE, a.k.a. 19100-26  
LIVERNOIS, in a B4 zone (General  
Business District).**

**LEGAL DESCRIPTION OF PROPERTY:** Lot 241, 242 & west  
10 feet of 243 in the Sherwood Forest  
Plats Subdivision.

**PROPOSAL:**        **ISAM KASHAT** requests permission to  
reverse the decision of the Buildings and  
Safety Engineering Department Hearing  
officer Denying permission to operate a  
carry-out restaurant in a 18 by 40 foot  
portion of an existing building (Donut  
Shop). This case is appealed because the  
appeal was filed within the proper time  
period and carry-out restaurants must be  
approved by a city agency. **(Sections  
65.0400 Standards and 62.0300  
Appeals to the Board). S.M.**

**RECEIVED COURT ORDER, NO ACTION  
TAKEN BY THE BOARD**

Mr. Hogue made a motion to **CONTINUE  
ADVISEMENTS.**

Affirmative: Mr. Hogue, Esparza, Beatty,  
Ms. Winn, Budu-Watkins

Negative: none

**ADVISEMENTS CONTINUED INDEFINITELY  
UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Budu-Watkins motioned that the meeting be adjourned. This motion was seconded by Board Member Winn which was unanimously carried and the meeting adjourned at 2:25 p.m.

RESPECTFULLY SUBMITTED

TYRONE U. MILLER  
DIRECTOR

TUM/atp